

# Vecinos de Las Conchas NEWSLETTER



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## General Assembly 2025 Highlights

On April 12, the Board was pleased to welcome more than 110 Vecinos to the Las Conchas General Assembly. The enthusiasm in the room reflected the many positive developments happening in our community.

### Community Updates from Arturo:

- **Water Leak Repairs:** With the installation of new water pressure sensors, we successfully identified and repaired 70 leaks, saving a significant amount of water. Special thanks to Dave and Linda Steward for securing affordable parts for our water truck and other trucks and equipment and providing training to our staff – we are fortunate to have such dedicated Vecinos!
- **Fee Account Updates:** Nearly 150 Vecinos have updated their accounts, either by visiting the office or using our online platform. We appreciate your commitment to keeping our community strong.
- **Fiesta Park Improvements:** Thanks to the efforts of Vecino Bruce Ripko, improvements are underway at Fiesta Park. Plans include enhancing irrigation, constructing new walkways, and planting desert-adapted plants and shrubs.
- **Office and Staff Facilities:** We have repainted the office inside and out and upgraded the employee lunchroom, which has been very well received by our team.
- **Beach Access Control:** Ten beach access points have been blocked to prevent entry by vehicles such as cars, razors, and ATVs.
- **Lot Cleanup:** Section 9, Lot 14 has been cleared of trash and debris. If you are aware of the lot's owner, please contact the office so we may seek reimbursement for the cleanup costs.
- **Trash Collection Reminder:** While Oomislim has greatly improved trash collection services, it is critical that all Vecinos continue to pay for this service. Please note that fines will be issued to those who leave trash out without a valid trash sticker.

### President's Report from Chuck Salem:

- **Nuevo Acceso Construction:** The new access building, formerly known as the Guard House, is progressing well and will be fully funded by the nearly \$150,000 collected in delinquent fees, ensuring no additional cost to Vecinos in good standing. Completion is expected this summer and will feature three designated lanes for Vecinos in good standing, guests/others, and commercial vehicles.
- **Urban Plan Enforcement:** The Las Conchas Urban Plan, approved in 2004, is officially recognized as law by the State of Sonora.
- **Effective May 6, 2025,** delinquent accounts will begin accruing late fees and interest. To avoid these penalties, Vecinos are encouraged to arrange payment plans with Arturo (+52 638 110-8007) or Craig (520 245-0978) as soon as possible.
- **Smart Water Meters:** Installation of smart water meters for all Las Conchas homes is forthcoming from Oomapas. These meters will enable residents to monitor individual water usage and detect leaks promptly. Scroll down in this newsletter for more information.

## Up Coming Events

The May Community Board Meeting is May 17th. It will be held at the CETMAR School at 9 a.m.



May 2025

## General Assembly 2025 Highlights continued....

### Treasurer's Report from Craig Norton:

- Financial Overview: As of March, revenue stands at \$851,662 – 13% above budget expectations.
- Collections: More than \$142,639 in delinquent fees has been collected so far this year, with an additional \$7,000 received after the March accounting close.
- Current Fee Payments: \$709,203 has been collected toward current fee obligations – representing 94% of our budgeted goal.
- Reserve Fund Growth: Our reserve fund balance is \$315,491, an increase of \$225,972 compared to last year.
- Transparency and Accountability: Thanks to the EasyHOA system, every dollar is now tracked and accounted for on a daily basis. Craig expressed his sincere appreciation to Arturo and the staff for their diligent work.

We extend our gratitude to all Vecinos who continue to support and strengthen our Las Conchas community. Together, we are achieving great things!

### General Assembly 2025 Election Results

Executive Vice President	Tony Miller re-elected, 2-yr term
Secretary...	Deb Searfoss re-elected, 2-yr. term
District 1 Directors	Joe Lauer new, 2-yr term Pamela Loniewski new, 1-yr term
District 2 Directors	Audra Stadelman re-elected, 2-yr. term
District 3 Director	Jan Flaaten re-elected, 2-yr. term
District 4 Director	John Thompson Jr. re-elected, 2-yr. term



And a huge THANK YOU to Cathy Chase and all of the volunteers who organized and executed the elections.

### What a Party it was!!

If you missed the after party on April 12 hosted by Las Conchas, you missed one heck of a party. Nearly 100 Vecinos gathered at Puesta Del Sol for a delicious meal and oh those margaritas! The weather was Peñasco spectacular and the company even better. Laughter and smiling faces filled the restaurant, as friends met again, and new friendships began. We are truly blessed to live among these special people.

### Reminder...Parties and Noise Regulations

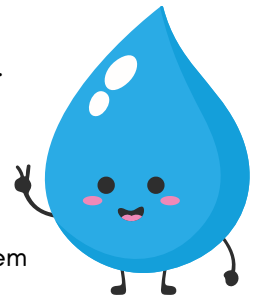
As part of our ongoing efforts to maintain the peaceful, residential nature of Las Conchas, homeowners offering vacation rentals must follow city regulations regarding gatherings and noise. Per Section 4.01.060, any party or event exceeding occupancy limits requires written approval from the city manager at least 14 days in advance. Additionally, sound-producing devices may only be used indoors and must not be audible beyond the property line. Activities disturbing the peace, such as outdoor spa use, are prohibited between 10:00 p.m. and 7:00 a.m. Let's work together to ensure respectful and responsible guest behavior.

### Smart Water Meters for All of Las Conchas

Won't it be nice to measure your own water use? Check for leaks? Pay only for what we use? Oomapas will install smart water meters at every home in Las Conchas starting soon. The cost will be approximately \$350 US and will be billed to each homeowner directly by Oomapas. Once the meters are installed you can drop in the VLC office anytime to check your meter at our kiosk.

#### Benefits:

- Measures water flow as low as 2 liters/hr.
- Wireless
- Useful life 12 years+
- No maintenance
- Complies with international standards
- Intelligent reading and management system



## Reporting CFE Outages

To self report your CFE outage

Go to CFE.mx or download the CFE app to your phone

Click on MySpace (Mi Espacio)

Registered users sign in (Ingresar)

Or, create an online account if you haven't already Registered

HOME (HOGAR) opens. Click Check Receipt (Inicio Consultar Recibo) page opens with menu bar on the left. This is where you can check and print your bill (Inicio Consultar Recibo), change your password (Cambiar mi contraseña) or email (Cambiar mi correo electrónico), etc.

Under PROCEDURES AND SERVICES (TRÁMITES Y SERVICIOS), click on 'Report power outages' (Avisar fallas de luz)

Select your account number from the dropdown list, enter your landline and mobile phone (numbers only), your email address, and mark whether the power is out or if it comes and goes/blinks, and observations, if any (downed power pole or line)

Click CONTINUE and it will either show you a new report number or show that the outage has been reported for your area and gives report number.



Yes, 911 works the same in Penasco as it does in the States. For emergencies, you can call 911 and reach an English-speaking operator.

**Vecino Spotlight... This will be a regular item in future newsletters.  
We started with our President... read on and enjoy!**

## President Chuck Salem: The Man, The Myth, The Muscle Behind Las Conchas

Many communities just dream of having that one person who isn't afraid to roll up their sleeves, wrestle with tough decisions, and occasionally ruffle a few feathers to get things done. For Las Conchas, that person is Chuck Salem.

Chuck's relationship with Las Conchas goes way back — way before Homeowner Meetings and Urban Plans were even a thing. As a kid, Chuck spent about a third of every year at his family's second home, Casa de Paz, tucked away in Section 7. It wasn't just vacations and sunsets though; those days cemented his deep love for the culture, the people, and the easygoing spirit of Puerto Peñasco. To this day, he'll tell you: he grew up in the Mexican culture, and frankly, he likes it better.

Chuck made his permanent move to Puerto Peñasco in 1997, married in 1999, and started a family — Salma (now 25) and Charlie (now 20). Life was good until the 2008 economic downturn hit harder than a summer sandstorm. With little business left to hang onto and two kids to support, Chuck had to leave, but his heart never really did. He kept coming back whenever he could, biding his time until he could return for good — which finally happened in 2024, once both kids finished high school. For the record, son Charlie loves the culture here too — "less judgment, more acceptance," he says. Wise kid.

Chuck's family was very much a part of the fabric of Las Conchas and Peñasco — his father started Oceano Rentals and Sales back in 1997, helping countless families discover their own love for this place. So, when Chuck saw Las Conchas' leadership struggling — with a lot of confusion about doing business in Mexico and a whole lot of standing around feeling powerless — well, you can guess what happened. Chuck decided it was time to step up.



## President Chuck Salem: The Man, The Myth, The Muscle Behind Las Conchas Continued...

Since then, Las Conchas has seen some major changes — the kind you can actually feel and track...down to the last dollar/peso. With Treasurer Craig Norton's help, the accounting system is now fully digital and transparent. No more mystery math. No more scratching heads at the annual meeting. Everything is clear, clean, and a few steps ahead of the curve. But Chuck didn't stop at spreadsheets. Together with Arturo, he's been building relationships with the City learning how we can help each other. The City now trusts Las Conchas — and they see that our success helps drive Peñasco's growth. Thanks to Chuck's work, we're seeing real progress on executing the Urban Plan, not just endless talk about why it's not happening. If Chuck had a magic wand (and honestly, it sometimes feels like he might), here's what he'd wish for:

- Every homeowner paying their fair share toward road maintenance, security, water delivery, and our "Nuevo Acceso."
- Smooth, paved roads with beautifully landscaped medians — goodbye potholes, hello elegance.
- Modern, reliable infrastructure (water, sewer, electric) that makes life better for everyone.
- A Las Conchas that's the crown jewel of Puerto Peñasco — the kind of place you're proud to call home or visit.

Chuck Salem isn't here to win popularity contests. He's here to make things better. Strong? Yes. Tough? Absolutely. But the kind of tough that builds a community that lasts.



Contact Us

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Vecinos de Las Conchas Ayudando Fundación

### Donation to Picante Dance Group

Vecinos de Las Conchas Fundación made a \$1,000 donation for the Pinacate Folkloric Dance Group's participation in the Barcelona Dance Award 2025 (April 17-21).

In a brief ceremony at the municipal council, the donation was presented to the members of the group—Winners of Two First Places at the Dance Grand Prix Italia 2024.

The group represented Mexico with traditional Sonoran dances at the international competition in Barcelona. The Pinacate Folk Dance Group took First Place in the Ethnic Dance Category and Second Place for Best Performance at the Barcelona Dance Awards 2025.

They made Peñasco proud!







## MORE FOUNDATION NEWS...

### Sharon Peppler *Thank you*

Many thanks to Sharon Peppler for her 5 years of service on the CRC/Ayudando Fundación. Sharon headed up our volunteer committee and always made sure our events were well staffed and organized. She also did a lot of outreach to local businesses to support our Silent Auctions. We are grateful for all of the time and energy she put into the committee to ensure we were able to support many important charities/non-profits in Puerto Penasco. We wish her well in her next next good works.

We are seeking a few new committee members and volunteers. If you are interested please contact Kit Thompson at: [kitekitthompsonlcsw.com](mailto:kitekitthompsonlcsw.com)

### We Cleaned Up on Earth Day!



Our Earth Day clean-up was a roaring success! Volunteers, Arturo, and the guards were out in full force, covering Las Conchas, stretching out to the highway, and even beyond toward Caborca. We must have collected a thousand water bottles and aluminum cans — not to mention old signs and car parts!

A huge THANK YOU to everyone who helped out. Take a look around. You'll like what you see...and what you don't!



## LAS CONCHAS PICKLEBALL TASKFORCE NEWS...

### Our First Bar Crawl Was a Hit!

March 21st was the perfect day for our first-ever Las Conchas Pickleball Taskforce Bar Crawl — and what a blast it was! We had 45 people join in (even a bunch from outside the neighborhood) and picked up a few more along the way.

We kicked things off at Bottoms Up with their epic Bloody Mary Bar — breakfast in a glass! Then it was off to Pink Cadillac for outdoor fun, drink specials, and plenty of popcorn. Next up: Manny's, where the music was pumping, the food was flowing, and the Pickleball Cake dessert was a crowd favorite.

The beach walk to Pitaya was a bit of a trek, but totally worth it. They welcomed us with free shots and live music that kept everyone dancing. We wrapped things up back at Bottoms Up with a BBQ and a raffle.

Thanks to everyone who came out — we raised \$1,000! More fun is on the way.

**Want the scoop? Call or text Joy at 520-631-1304.**

